

**PB# 98-40**

**HERMAN, MARTIN, CORCORAN  
& HARRIS SD**

**55-1-109**

Hermann, Martin, Corcoran & Harris  
Lot Line Change  
Lincolndale Acres (Barker)

98 - 40

Approved  
12/14/98

Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657NCL Triplicate

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DATE November 6, 1998 RECEIPT 037342  
 RECEIVED FROM LTC Marilyn A. Hermann (Ret.)  
 Address \_\_\_\_\_  
Fifty and 00/100 DOLLARS \$ 50.00  
 FOR Planning Board Application Fee #98-40

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	#3088	
AMOUNT PAID			CHECK	50.00	
BALANCE DUE			MONEY ORDER		

Tor on Clerk  
 BY Dorothee N. Hansen

Wilson Jones • Carbonless • S1642-4WCL Duplicate • S1644-4WCL Triplicate

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DATE 11/5/98 RECEIPT 98-40 N U M B E R  
 RECEIVED FROM Ltc Marilyn A. Hermann (RET.)  
 Address 33 Lincoln Dale Acres - Washingtonville, N.Y. 10992  
One Hundred Fifty 00/100 DOLLARS \$ 150.00  
 FOR Lot Line Change Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	150.00		CASH		
AMOUNT PAID	150.00		CHECK #	3089	
BALANCE DUE	- 0 -		MONEY ORDER		

J. Zappalo  
 BY Myna Mason, Secretary

Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657NCL Triplicate

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DATE December 7, 1998 RECEIPT 037407  
 RECEIVED FROM LTC Marilyn A. Hermann (Ret.)  
 Address \_\_\_\_\_  
One Hundred and 44/100 DOLLARS \$ 100.44  
 FOR P/B #98-40 Approval Fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	#3095	
AMOUNT PAID			CHECK	100.44	
BALANCE DUE			MONEY ORDER		

Tor on Clerk  
 BY Dorothee N. Hansen

Wilson Jones  
© Wilson Jones, 1989

BEGINNING BALANCE		CASH	7	3088
AMOUNT PAID		CHECK		50.00
BALANCE DUE		MONEY ORDER		

BY Dorothy N. Hanson

Wilson Jones - Carbonless - S1624-WCL Duplicate - S1624-WCL Triplicate  
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DATE 11/5/98 RECEIPT NUMBER 98-40

RECEIVED FROM Ltc Marilyn A. Hermann (RET.)

Address 33 Lincoln Dale Acres - Washingtonville, N.Y. 10992

One Hundred Fifty 00/100 DOLLARS \$ 150.00

FOR Lot Line Change Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	150	00	CASH		
AMOUNT PAID	150	00	CHECK #	3089	
BALANCE DUE	- 0 -		MONEY ORDER		

BY A. Zappal  
Mary Mason, Secretary

Wilson Jones - Carbonless - S1624-WCL Duplicate - S1627-NCL Triplicate  
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DATE December 7, 1998 RECEIPT 037407

RECEIVED FROM LTC Marilyn A. Hermann (Ret.)

Address \_\_\_\_\_

One hundred and 00/100 DOLLARS \$ 100.00

FOR P/B #98-40 Approval Fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	#	3095
AMOUNT PAID			CHECK	100	00
BALANCE DUE			MONEY ORDER		

Down Clerk  
BY Dorothy J. Hanson

Eng

Map Number 251-98 98-40  
Section 55 Block 1 Lot 109  
City N. Windsor  
Town N. Windsor  
Village N. Windsor

Title: Hermann, Marilyn A.  
+ Martin, Corcoran + Harris

Dated: 9-23-98 Filed 12-15-98

Approved by Ed Stent

on 12-14-98

Record Owner Harris, Barbara

Hermann, Marilyn DONNA L. BENSON  
Orange County Clerk

(1 Sheet)

HERMANN, MARTIN, CORCORAN & HARRIS LOT LINE CHANGE  
(98-40). LINCOLNDALE ACRES

Mr. Barker and Mrs. Herman appeared before the board for this proposal.

MR. PETRO: This is a residential lot line change.

MR. BARKER: We're requesting a simple lot line change in the R-1 District on Lincolndale Drive.

MR. PETRO: Are you the owner?

MS. HERMAN: I'm the owner of the property and you have the proxies from the sellers. I'm Marilyn Herman, 33 Lincolndale Acres, Washingtonville, New York.

MR. PETRO: This is proposed line change between lots 10, it's going to convey approximately three acres from Harris lot 71 to Herman of lot 109. This proposal would appear to be minor in nature as no further action or development has been indicated by the applicants. So it's strictly a subdivision of property. One issue verified is that the small triangular property in the Town of Hamptonburg has also been conveyed to Herman, such that same would not be created as a landlocked parcel, would stay in common ownership on the opposite side of the town line. If this is not the case, I suggest further discussion and review coordination with the Town of Hamptonburg, if the smaller triangular piece is being conveyed with the property opposite same over the town line, I don't believe there's any problem.

MR. EDSALL: Just wanted to clarify for sure.

MR. BARKER: That property is listed on the old survey as County of Orange.

MR. EDSALL: So that isn't tied into lot 71 now?

MS. HERMAN: No, it isn't and I confirmed that with Harris also that's not her property.

MR. EDSALL: Which I wasn't really sure has no tie

whatsoever with lot 71 and it currently is landlocked and has no easements or accesses that you can find so--

MR. BARKER: It's listed as County of Orange as being the owner.

MR. EDSALL: I would suggest that it is not a problem, let it stay like it is, cause it's not in your town and you're not taking anything away from anyone.

MR. PETRO: Mark, we're just basically going to remove a lot line?

MR. EDSALL: You're not removing it, you're relocating it, so it's a, here's the simple way the green line is being moved over to the pink line.

MR. PETRO: Okay, I see, otherwise, it was one big parcel. Doesn't create any substandard lots?

MR. EDSALL: You're not creating a lot, but technically, it's a subdivision in the form of a lot line change but--

MR. PETRO: We're not creating, we're just making one bigger, one smaller.

MR. EDSALL: You're making it smaller has no compliance problem because it's a very large lot.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Herman with Harris lot line change.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE

MR. LANDER                    AYE  
MR. PETRO                    AYE

MR. PETRO: As far as public hearing, gentlemen?

MR. STENT: I don't think so.

MR. LANDER: Motion to waive.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board waive the public hearing for the Herman with Harris lot line change. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO                  AYE  
MR. STENT                    AYE  
MR. LANDER                   AYE  
MR. PETRO                    AYE

MR. PETRO: Any wetlands involved with this property, Mark?

MS. HERMAN: There are no, there were no existing wetlands. In the process of developing my property, I had a lot of drainage coming down off of Lincolndale Acres, they put a culvert into my property, I ended up spending \$4,000 putting in rip rock, putting in a culvert on my own property to save the driveway so what I ended up doing was creating a detention pond with a swale into a catch basin so I'm now trying to create wetlands. My intent is to create a habitat and preserve the integrity of the land I'm hoping to make it wet and this new parcel is going to remain in tact as it is as a habitat.

MR. PETRO: What I want to do though as that may be fine, I don't know how cloudy that makes it, I'm going to rephrase my question here.

MS. HERMAN: I have no wetlands.

MR. PETRO: Is there any designated wetlands?

MR. EDSALL: Not that I am aware of. I don't think in this case it would make any difference because you're not creating a lot, you're changing the position of the lot line. Since they are not proposing any development, it can all be wetlands and someone may choose to own the piece of their property as wetlands as long as you're not affecting zoning compliance.

MR. PETRO: What I want to do--

MR. STENT: Motion for negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Herman-Harris lot line change. Is there any further suggestions from the board members? If not, rot call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. STENT: If there's no more discussion, I move we approve the minor lot line change for Herman-Harris.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Herman with Harris lot line change on Lincolndale Drive. Is there any further discussion? I believe there's no subject-to's here at all, this is a straightforward approval. With that, any further discussion? Roll call.

ROLL CALL

MR. ARGENIO	AYE
-------------	-----

November 18, 1998

51

MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

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Milford, Pennsylvania 18337  
(717) 296-2765  
e-mail: mhempa@ptd.net



**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** HERMANN WITH HARRIS LOT LINE CHANGE  
**PROJECT LOCATION:** LINCOLNDALE DRIVE (OFF BEATTIE)  
SECTION 55-BLOCK 1-LOT 109  
**PROJECT NUMBER:** 98-40  
**DATE:** 18 NOVEMBER 1998

1. The application proposes a lot line change between Lots 109 and 71 of Section 55 - Block 1. The action would convey approximately 3.06 +/- acres from Harris (Lot 71) to Lot 109 (Hermann).

This proposal would appear to be minor in nature, as no further action or development has been indicated by the Applicants.

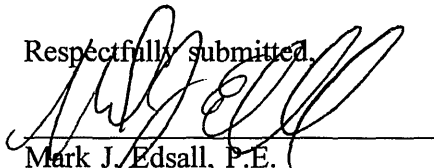
2. One issue which should be verified is that the small triangular property in the Town of Hamptonburg is also being conveyed to Hermann, such that same would not be created as a land locked parcel (i.e. would stay in common ownership with the property on the opposite side of the Town line). If this is not the case, I suggest further discussion and review coordination with the Town of Hamptonburg. If the small triangular piece is being conveyed with the property opposite same (over the Town line), I don't believe there is any problem.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision (in form of lot line change)**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** HERMANN WITH HARRIS LOT LINE CHANGE  
**PROJECT LOCATION:** LINCOLNDALE DRIVE (OFF BEATTIE)  
SECTION 55-BLOCK 1-LOT 109  
**PROJECT NUMBER:** 98-40  
**DATE:** 18 NOVEMBER 1998

5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. As long as no concerns are identified as part of this review, I am aware of no reason, at this time, why the Board cannot consider final approval action for this proposed lot line change.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:HERMANN.mk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/22/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 98-40

NAME: HERMANN, MARTIN, CORCORAN & HARRIS LL CHANGE  
APPLICANT: HERMANN, MARILYN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/14/98	PLANS STAMPED	APPROVED
11/18/98	P.B. APPEARANCE	LA:ND WVE PH APPROVE
10/07/98	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/22/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 98-40

NAME: HERMANN, MARTIN, CORCORAN & HARRIS LL CHANGE  
APPLICANT: HERMANN, MARILYN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/98	REC. CK. #3089	PAID		150.00	
11/18/98	P.B. ATTY. FEE	CHG	35.00		
11/18/98	P.B. MINUTES	CHG	0.00		
12/12/98	P.B. ENGINEER FEE	CHG	51.50		
12/22/98	RET. TO APPLICANT	CHG	63.50		
		TOTAL:	150.00	150.00	0.00

L.R. 12/22/98

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/22/98

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 98-40

NAME: HERMANN, MARTIN, CORCORAN & HARRIS LL CHANGE  
APPLICANT: HERMANN, MARILYN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/18/98	LOT LINE CHANGE APPROVAL FE	CHG	100.00		
12/07/98	REC. CK. #3095	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/22/98

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-40

NAME: HERMANN, MARTIN, CORCORAN & HARRIS LL CHANGE  
APPLICANT: HERMANN, MARILYN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	11/05/98	EAF SUBMITTED	11/05/98	WITH APPLICATION
ORIG	11/05/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	11/05/98	LEAD AGENCY DECLARED	11/18/98	TOOK LEAD AGENCY
ORIG	11/05/98	DECLARATION (POS/NEG)	11/18/98	DECL. NEG. DEC
ORIG	11/05/98	SCHEDULE PUBLIC HEARING	11/18/98	WAIVED PH
ORIG	11/05/98	PUBLIC HEARING HELD	/ /	
ORIG	11/05/98	WAIVE PUBLIC HEARING	11/18/98	WAIVED
ORIG	11/05/98	AGRICULTURAL NOTICES	/ /	

AS OF: 12/09/98

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 40

FOR WORK DONE PRIOR TO: 12/09/98

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
98-40	148940	10/07/98	TIME	MJE	WS HERMAN	75.00	0.40	30.00			
98-40	151958	11/18/98	TIME	MCK	CL HERMANN RVW COMMENTS	28.00	0.50	14.00			
98-40	153000	11/18/98	TIME	MJE	MM L/L APPL	75.00	0.10	7.50			
TASK TOTAL								51.50	0.00	0.00	51.50
GRAND TOTAL								51.50	0.00	0.00	51.50

RESULTS OF J.B. MEETING OF: November 11, 1998

**PROJECT:** Humana, Martin L.L. Chy **P.B.#** 98-40

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_  
2. TAKE LEAD AGENCY: Y ☒ N\_\_\_

M) S S) LN VOTE: A 4 N 0  
CARRIED: YES ☒ NO ☐

M) UN S) A VOTE: A 4 N 0  
CARRIED: YES ✓ NO    

WAIVE PUBLIC HEARING: M)(N)(S)A VOTE: A 4 N 0 WAIVED: Y ✓ N   

SCHEDULE P.H. Y\_\_N ☒

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: YES NO

**APPROVAL:**

M) S) VOTE: A N APPROVED: \_\_\_\_\_

M) S S N VOTE: A 4 N 0 APPROVED CONDITIONALLY: 11-18-98

NEED NEW PLANS: Y\_\_\_ N ☒

**DISCUSSION/APPROVAL CONDITIONS:**

[illegible]

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/18/98

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-40

NAME: HERMANN, MARTIN, CORCORAN & HARRIS LL CHANGE  
APPLICANT: HERMANN, MARILYN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	11/05/98	MUNICIPAL HIGHWAY	11/06/98	APPROVED
ORIG	11/05/98	MUNICIPAL WATER	11/10/98	APPROVED
ORIG	11/05/98	MUNICIPAL SEWER	/ /	
ORIG	11/05/98	MUNICIPAL FIRE	11/10/98	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/18/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 98-40

NAME: HERMANN, MARTIN, CORCORAN & HARRIS LL CHANGE  
APPLICANT: HERMANN, MARILYN

--DATE-- MEETING-PURPOSE----- ACTION-TAKEN-----

10/07/98 WORK SESSION APPEARANCE SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/18/98

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-40

NAME: HERMANN, MARTIN, CORCORAN & HARRIS LL CHANGE  
APPLICANT: HERMANN, MARILYN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	11/05/98	EAF SUBMITTED	11/05/98	WITH APPLICATION
ORIG	11/05/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	11/05/98	LEAD AGENCY DECLARED	/ /	
ORIG	11/05/98	DECLARATION (POS/NEG)	/ /	
ORIG	11/05/98	SCHEDULE PUBLIC HEARING	/ /	
ORIG	11/05/98	PUBLIC HEARING HELD	/ /	
ORIG	11/05/98	WAIVE PUBLIC HEARING	/ /	
ORIG	11/05/98	AGRICULTURAL NOTICES	/ /	



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

NOV 06 1998

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 98 - 40

DATE PLAN RECEIVED: RECEIVED NOV 4 1998

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan 11/6/98  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**  
**FROM: Town Fire Inspector**  
**DATE: November 10, 1998**  
**SUBJECT: Hermann Boundary Line**

Planning Board Reference Number: PB-98-40  
Dated: 4 November 1998  
Fire Prevention Reference Number: FPS-98-067

A review of the above referenced subject plan was conducted on 6 November 1998.

This boundary line change is acceptable.

Plans Dated: 23 September 1998.

*RFR (d.h.)*

Robert F. Rodgers; C.C.A.  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 40

DATE PLAN RECEIVED: RECEIVED NOV 4 1998

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Marilyn A. Hermann + Martin R. Colan has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

No water in this area -

\_\_\_\_\_

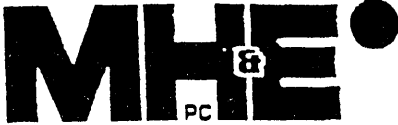
\_\_\_\_\_

\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

Steve L. Davis - 11-10-98  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # 98 - 40  
WORK SESSION DATE: 7 OCT 98 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: full app  
PROJECT NAME: Herman & Harris 4/2  
PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Marilyn Herman / Jim Barber LS  
MUNIC. REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Bulk table
- title block 2 name
- app & signatures of every body
- 3 partners for other party

4MJE91 pbwsform



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

98 - 40  
RECEIVED NOV 4 1998

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 55 Block 1 Lot 71/109

1. Name of Project Boundary Line Change HERMANN AND MARTIN, German + Harris

2. Owner of Record MARTIN, German + Harris Phone 496-6716

Address: 200 TWIN ARCH Rd. ROCK TAVERN NY 12575  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant MARILYN HERMANN Phone (914) 496-5386

Address: 33 LINCOLNDALE ACRES WASHINGTONVILLE NEW YORK 10992  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan John Barber Phone 883-9385

Address: P.O. Box 102 Clintondale N.Y. 12515  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

John Barber 883-9385  
(Name) (Phone)

7. Project Location:

On the WESTERN side of Lincolndale Dr. \_\_\_\_\_ feet  
(Direction) (Street) (No.)  
\_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)

8. Project Data: Acreage 3 Zone R-1 School Dist. \_\_\_\_\_

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.)  
LOT LINE CHANGE

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

5<sup>th</sup> DAY OF November 1998

Marilyn A. Hermann  
APPLICANT'S SIGNATURE

Brenda L. Bennie  
BRENDA L. BENNIE  
#01866075436  
Notary Public, State of New York  
Qualified in Orange County  
My Commission Expires 03/31/99

Marilyn A. Hermann.  
Please Print Applicant's Name as Signed

TOWN USE ONLY:

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DATE APPLICATION RECEIVED

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APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

BARBARA HARRIS, deposes and says that he resides  
(OWNER)

at Seven Arch, Rock Tavern N.Y. in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 55 Block 1 Lot 71)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

the foregoing application and that he authorizes:

MARILYN HERMANN 33 LINCOLNDALE ACRES, WASHINGTONVILLE NY 10992  
(Applicant Name & Address, if different from owner)

John Barber, Clintondale N.Y.  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: Oct 27, 1998

Barbara Harris  
Owner's Signature

Raymond H. Kenney Jr.  
Witness' Signature

Marilyn A. Hermann  
Applicant's Signature if different than owner

John Barber  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

MADÉLINE CORCORAN, deposes and says that he resides  
(OWNER)

at 222 Twin Arch Rd., Rock Tavern, NY 12575 in the County of Orange  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 55 Block 1 Lot 71)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

the foregoing application and that he authorizes:

MARILYN HERMANN 33 LINCOLNDALE ACRES, WASHINGTONVILLE NY  
(Applicant Name & Address, if different from owner) 10992

John Barker, Clintondale N.Y.  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 11-2-98

Madelin Corcoran  
Owner's Signature

Quise M. Houghtaling  
Witness' Signature

Marilyn A. Hermann  
Applicant's Signature if different than owner

John C. Barker  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

JUNIE MARTINI \_\_\_\_\_, deposes and says that he resides  
(OWNER)

at RT 17B PO BOX 144 BETHEL, NY 12720 in the County of SULLIVAN  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 55 Block 1 Lot 71)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

the foregoing application and that he authorizes:

MARILYN HERMANN 33 LINCOLNDALE ACRES, WASHINGTONVILLE NY  
(Applicant Name & Address, if different from owner) 10992

John Barker Clintondale N.Y.  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: OCT 30, 1998

Junie Martin  
Owner's Signature

Barbara Watson  
Witness' Signature

Marilyn A. Hermann  
Applicant's Signature if different than owner

John C. Burt  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

















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**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- \* 2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location
4. \_\_\_\_\_ **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.**
5. ✓ Tax Map Data (Section, Block & Lot).
6. ✓ Location Map at a scale of 1" = 2,000 ft.
7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. \_\_\_\_\_ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ✓ Date of plat preparation and/or date of any plat revisions.
10. ✓ Scale the plat is drawn to and North arrow.
11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ✓ Surveyor's certificate.
13. ✓ Surveyor's seal and signature.
14. ✓ Name of adjoining owners.
15. \_\_\_\_\_ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. ✓ Flood land boundaries.
17. \_\_\_\_\_ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ✓ Final metes and bounds.
19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

20.  Include existing or proposed easements.
21.  Right-of-way widths.
22.  Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23.  Lot area (in square feet for each lot less than 2 acres).
24.  Number the lots including residual lot.
25.  Show any existing waterways.
- \*26.  A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27.  Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28.  Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29.  Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30.  Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31.  Provide "septic" system design notes as required by the Town of New Windsor.
32.  Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33.  Indicate percentage and direction of grade.
34.  Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35.  Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. N/A

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: John C. B. A. 10-15-98  
Licensed Professional Date

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>HERMANIN - HARRIS</i>	2. PROJECT NAME <i>H-1-1 Boundary line change</i>
3. PROJECT LOCATION: Municipality <i>AL/A</i> County _____	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>33 Lincolndale Acres</i> <i>(See Map Submitted)</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  <i>Lot line change</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres    Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____ Date: <i>5 Nov 98</i>	
Signature: <i>Wendy A. Hermanin</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

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**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:     C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:     C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:     C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:     C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:     C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:     C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:     
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	
Name of Lead Agency	
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	
Date	

N/A

FOR OFFICIAL USE ONLY

Permit No. \_\_\_\_\_

Fee Received \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ County, New York

Permit Application for Development  
in  
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)  
B. For assistance in completing or submittal of this application contact:

\_\_\_\_\_, Floodplain Administrator,  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_, NY ( ) - \_\_\_\_\_

1. Name and Address of Applicant

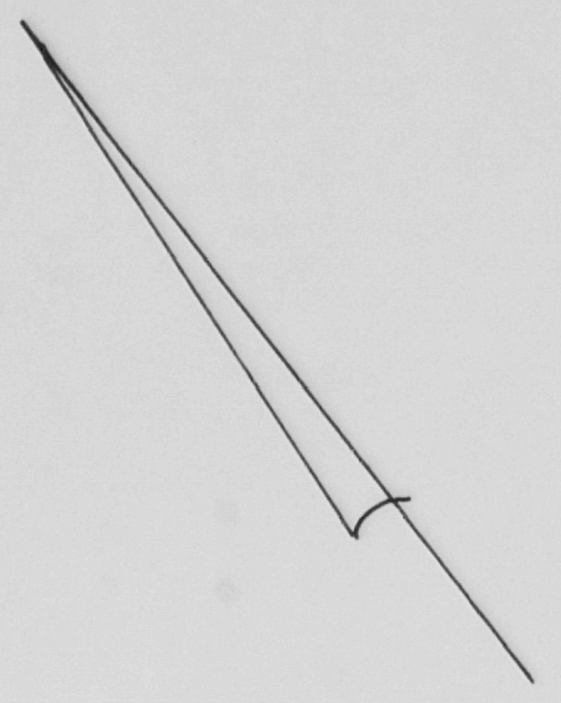
\_\_\_\_\_  
(First Name) (MI) (Last Name)  
Street Address: \_\_\_\_\_  
Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone: ( ) - \_\_\_\_\_

2. Name and Address of Owner (If Different)

\_\_\_\_\_  
(First Name) (MI) (Last Name)  
Street Address: \_\_\_\_\_  
Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone: ( ) - \_\_\_\_\_

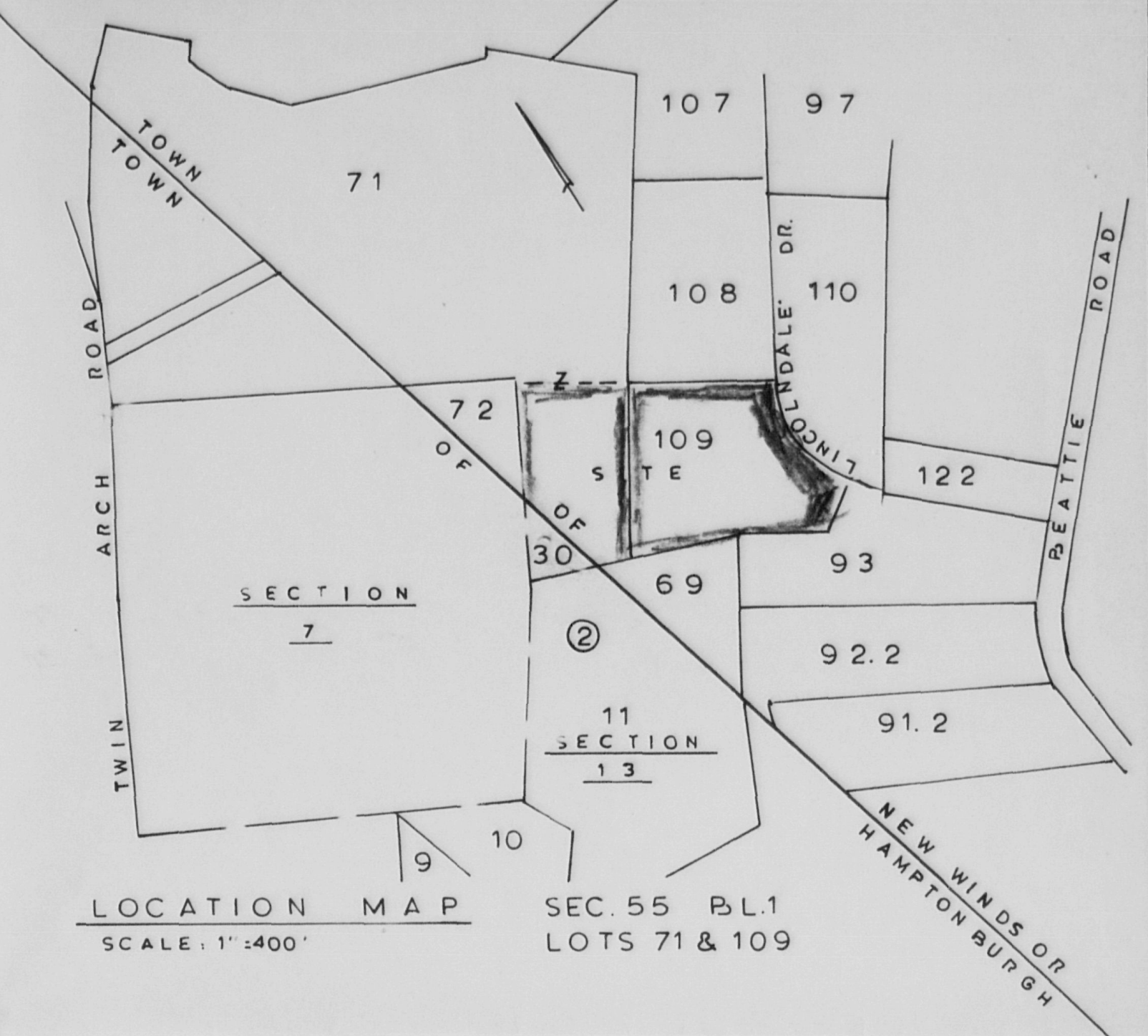
3. Engineer, Architect, Land Surveyor (If Applicable)

\_\_\_\_\_  
(First Name) (MI) (Last Name)  
Street Address: \_\_\_\_\_  
Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone: ( ) - \_\_\_\_\_



REMAINING LANDS  
N/F HARRIS ETAL  
S 55-1- 71

N/F QUINTON  
LOT 22  
S. 55-1-108



N/F WOJNICKI  
LOT 24  
S. 55-1- 110

N/F B HARRIS  
S. 55-1-72

N/F HARRIS ETAL  
S. 55-1-71  
AREA: 3.06 AC.  
THIS PARCEL  
TO MERGE WITH  
S. 55-1-109

HERMANN  
LOT 23  
S. 55-1-109  
AREA: 5.47 AC.

N/F SCHIRALDI  
LOT 7  
S 55-1- 93

N/F TEDALDI  
S. 55-1- 69

- NOTES
1. LOT NUMBERS REFER TO THOSE AS SHOWN ON "RED MAPLES SUBDIVISION PLAN" AS FILED IN THE O.C.C.O. AS MAP 5888
  2. PARCEL 'A' IS NOT DESIGNATED AS A BUILDING LOT
  3. PARCEL 'A' AND 'B' ARE TO MERGE INTO ONE LOT
  4. PARCEL 'A' TO REMAIN A NATURAL HABITAT
  5. PARCEL 55-1-71 EXTENDS INTO HAMPTONBURGH TOWN. THIS PLAT CONSIDERS ONLY THAT PORTION OF THE TOTAL PARCEL THAT LIES WITHIN THE TOWN OF NEW WINDSOR.

OWNERS OF RECORD

S. 55-1-71 JUNE MARTIN, MADELINE CORCORAN, AND BARBARA HARRIS L. 2221 PG. 98

S. 55-1-109 MARILYN A. HERMANN L. 2221, PG. 409

APPLICANTS

MARILYN HERMANN  
LINCOLNDALE DRIVE  
NEW WINDSOR, N.Y.

BARBARA HARRIS  
TWIN ARCH ROAD  
HAMPTONBURGH, N.Y.

ZONING NOTES

DISTRICT: R1  
MINIMUM REQUIRED

AREA: 43,560 S.F.  
FR. YD.: 45'  
S.Y./TOTAL S.Y.: 20'/40'  
REAR YD.: 50'  
LOT WIDTH: 125'

EXISTING LOT 55-1-109	PROPOSED
AREA: 238,273 s.f. (5.47 ac)	371,736 s.f. (8.53 ac)
EXISTING LOT 55-1- 71	PROPOSED
AREA: 988,812 s.f. (22.7 ac)	855,349 s.f. (19.6 ac)

IT IS HEREBY CERTIFIED THAT THIS PLAT SHOWS THE RESULTS OF A FIELD SURVEY COMPLETED IN AUGUST 1998

APPROVED BY THE  
BUREAU OF FIRE PREVENTION  
TOWN OF NEW WINDSOR, N. Y.  
DATE 11/95 SIGNATURE [Signature]

UNAUTHORIZED ALTERATION OR ADDITION  
OF THIS DOCUMENT IS A VIOLATION OF  
SECT. 2209 (2) OF THE N. Y. STATE EDUCATION LAW.

SITE PLAN SUBDIVISION LOT LINE CHANGE APPROVAL GRANTED BY TOWN OF NEW WINDSOR DEC 14 1998 PLANNING BOARD ON: [Signature] BY: [Signature] ASSISTANT SECRETARY	
JOHN C. BARKER P. O. BOX 102 CLINTONDALE, N. Y.	
BOUNDARY LINE CHANGE FOR: MARILYN A. HERMANN AND MARTIN, CORCORAN & HARRIS	
TOWN OF NEW WINDSOR ORANGE COUNTY, N. Y.	
DATE: SEPT. 23, 1998	FILE NO. 98-13



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